

CITY OF AUSTIN, TEXAS

ORDINANCE NO. 950427- P _____

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS: 4.501 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK B, STORM 290 SUBDIVISION, FROM "LO-CO" LIMITED OFFICE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT TO "MF-2-CO" MULTIFAMILY RESIDENCE DISTRICT (LOW DENSITY) DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 4800-4824 MONTEREY OAKS BOULEVARD [EVEN NUMBERS ONLY] AND 4801-4811 STAGGERBRUSH ROAD [ODD NUMBERS ONLY], IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTIONS 2-2-3, 2-2-5, AND 2-2-7 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to change the base zoning district from "LO-CO" Limited Office district-Conditional Overlay combining district to "MF-2-CO" Multifamily Residence (Low Density) district-Conditional Overlay combining district, on the property described in File C14-95-0032, as follows:

4.501 acre tract of land out of Lot 1, Block B, Storm 290 Subdivision, said 4.501 acre tract of land being more particularly described by metes and bounds in "Exhibit A" attached and incorporated herein for all purposes, *[hereinafter referred to as the "Property"]*

locally known as 4800-4824 Monterey Oaks Boulevard [EVEN NUMBERS ONLY] and 4801-4811 Staggerbrush Road [ODD NUMBERS ONLY], in the City of Austin, Travis County, Texas.

PART 2. That the Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following condition:

Multifamily development on the Property shall not exceed a density of 25 units per acre.

Except as specifically restricted pursuant to this ordinance, the Property may be developed and used in accordance with the regulations established for the "MF-2" Multifamily Residence (Low Density) base district and other applicable requirements of the Land Development Code.

PART 3. That it is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

PART 4. That the requirements imposed by Sections 2-2-3, 2-2-5, and 2-2-7 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

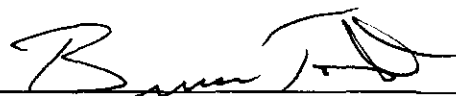
PART 5. That this ordinance shall become effective upon the expiration of ten days following the date of its final passage, as provided by the Charter of the City of Austin.

CITY OF AUSTIN, TEXAS

PASSED AND APPROVED:

April 27, 1995

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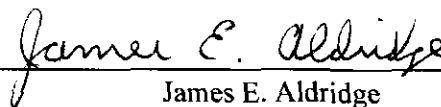
Bruce Todd
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



James E. Aldridge
City Clerk

27April95
ME/jj

METES AND BOUNDS

BEING ALL THAT CERTAIN TRACT OF LAND OUT OF LOT 1, BLOCK B OF THE STORM 290 SUBDIVISION AS RECORDED IN VOLUME 93, PAGES 291-297 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found at the point of reverse curve in the East right-of-way of Monterey Oaks Blvd. and on the West boundary of said Lot 1;

THENCE, along said East right-of-way and said westerly boundary, 523.39 feet along the arc of a curve to the right having a radius of 672.00 feet, a central angle of 44° 37' 30" and chord bearing N 03° 35' 06" E a distance of 510.26 feet to a found iron rod;

THENCE 40.46 feet along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 92° 43' 39" and a chord bearing N 72° 15' 35" E a distance of 36.19 feet to a found iron rod;

THENCE along the southerly right-of-way of Staggerbrush Road and the northerly boundary of said Lot 1 the following three (3) courses:

1. S 61° 22' 42" E a distance of 145.17 feet to a found iron rod;
2. 300.30 feet along the arc of a curve to the right having a radius of 535.00 feet, a central angle of 32° 09' 38" and a chord bearing S 77° 27' 32" E a distance of 296.38 feet to a found iron rod;
3. N 86° 27' 38" E a distance of 36.39 feet to the easterly boundary of the 9.16 acre tract described in "EXHIBIT K" of the document recorded in Zoning Ordinance No. 910131B of the city of Austin;

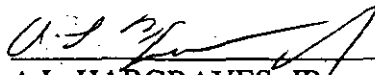
THENCE across said Lot 1 and along the easterly boundary of said 9.16 acre tract the following three (3) courses:

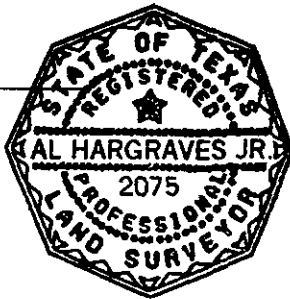
1. S 03° 01' 53" W a distance of 26.14 feet to a point;
2. 354.48 feet along the arc of a curve to the right having a radius of 320.00 feet, a central angle of 63° 28' 13" and a chord bearing S 34° 46' 00" W a distance of 336.64 feet to a point;
3. S 66° 30' 06" W a distance of 377.29 feet to a point;

THENCE, along the easterly right-of-way of said Monterey Oaks Blvd. and the westerly boundary of said Lot 1, 51.21 feet along the arc of a curve to the right having a radius of 636.87 feet, a central angle of 04° 36' 27" and a chord bearing N 21° 01' 55" W a distance of 51.20 feet to the POINT OF BEGINNING and continuing 4.501 acres of land, more or less.

The bearing basis for the tract is the same as said Storm 290 plat.

I, A.L. HARGRAVES, JR., DO HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


A.L. HARGRAVES, JR.
R.P.L.S. NO. 2075



FEBRUARY 13, 1995

14

PO#: 950427-P

Ad ID#: 5QKN01200

Acct #: 499-2499

Austin American-Statesman

Acct. Name: City Clerk's office
City of Austin

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

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2-5, AND 2-2.7 OF THE AUSTIN CITY
CODE OF 1992; AND PROVIDING
AN EFFECTIVE DATE.
Mayor Bruce Todd, Austin, Texas

Before me, the undersigned authority, a Notary Public in and for the County of
Travis, State of Texas, on this day personally appeared:

Nancy Christofferson

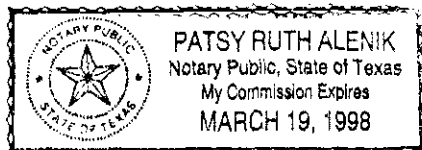
Classified Advertising Agent of the *Austin American-Statesman*, a daily
newspaper published in said County and State that is generally circulated in
Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me,
states that the attached advertisement was published in said newspaper on the
following dates, to wit:

Date (s): May 27th, 1995
Class: 9980 Lines: 26 Cost: \$61⁶²

and that the attached is a true copy of said advertisement.

Nancy Christofferson

SWORN AND SUBSCRIBED TO BEFORE ME, this the 31st day of May, 1995.



Patsy Ruth Alenik
Notary Public in and for
TRAVIS COUNTY, TEXAS

Patsy Ruth Alenik
(Type or Print Name of Notary)

My Commission Expires: 3/19/98